

# STELLA WRIGHT HOMES HOPE VI

"TRANSFORMING TODAY'S VISION INTO TOMORROW'S REALITY"

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## Transforming Today's Vision Into Tomorrow's Reality

Training and employment are key elements to becoming self-sufficient. Good job skills and training may open many doors—higher income, advanced educational opportunities for you and your children, affordability of expanded enrichment and recreational experiences, and broader range of housing choices (including home ownership).

In this issue we present articles that can serve as springboards to greater opportunities for training and employment. The cover story specifically details a pre-employment training opportunity offered this fall by Roizman Development, Inc., the developer of the West Kinney Gardens and Stella Wright Homes sites. It is accompanied by "Frequently Asked Questions" on the topic on page 6.

Additionally, the wide range of services provided by members of the Stella Wright Homes Service Provider Network—career exploration, job training, transportation—offer many avenues for career exploration and training (see articles on pages 3 & 7).

Finally, FSS's case managers are always available to work with you to establish goals and objectives designed to lead to job training or increased skills. Call them today at 973-273-6681.

## WEST KINNEY GARDENS: RESIDENT TRAINING & EMPLOYMENT PROGRAMS SET TO BEGIN THIS FALL



The classroom is calling—that is if you're interested in taking advantage of the opportunities for training and employment this fall that will be offered by the developer, Roizman Development, Inc., and presented by SHNIR Apartment Management Corp., manager of West Kinney Gardens (formerly Hayes Homes), the first of the Stella Wright Homes HOPE VI sites to begin construction.

Jewel Earl who is in charge of the training program says Roizman, the developer, has a commitment to the community and to providing employment opportunities for the former Stella Wright Homes residents. To prepare residents for the tasks of managing and maintaining the development, SHNIR will offer a series of pre-employment training courses. Information will be forwarded

directly to your home, so you need to be prepared to respond immediately.

Jewel says that training is essential because management of a housing complex includes many, many tasks—training in occupancy requirements, billing and rent computations; housing regulations and management principles; managing a site budget; and managing the maintenance function of the property.

According to NHA's Executive Director Harold Lucas, this training opportunity is key to fulfilling the total commitment to the former Stella Wright Homes residents. "The content and quality of this training will make them employable with any housing management group anywhere in the country. That's what true self-sufficiency is about," he says.

"The FSS and case management teams will be available to provide the support an individual needs to help them succeed at this training," Mr. Lucas adds, "including referrals for child care, transportation, or whatever."

Former Stella Wright Homes residents will be given first priority to the training slots, according to Jewel, under the terms of the Management Plan entered into between Roizman and the Housing Authority. Jewel says,

(Continued on page 3)

## FROM THE DESK OF THE EXECUTIVE DIRECTOR



*"The opportunities we promised the residents when we applied for the Stella Wright Homes HOPE VI Grant are all falling into place."*

*Executive Director Harold Lucas*

Working with NHA's legal staff, we successfully negotiated the Housing Authority through two lawsuits last spring to make way for the Stella Wright Homes HOPE VI project's construction to move forward. As I informed a group of former Stella Wright Homes residents at the HUD Bi-Monthly meeting recently, we're on schedule to begin the construction on West Kinney Gardens\* (formerly Hayes Homes) early this fall.

The first lawsuit was brought by the Fair Share Housing Center, Inc. and the National Association for the Advancement of Colored People. The Plaintiffs sought civil action with regard to the allocation of federal low-income housing tax credits issued by the New Jersey Housing Mortgage and Finance Agency (NJHMFA). These tax credits are critical to the construction of the Stella Wright Homes project because the HUD HOPE VI grant provides only a portion of the funding necessary. The developer must then seek additional financing, grants and tax

credits in order to keep the housing affordable to low and moderate income residents. Since the 1980s, tax credits have provided a major source of funding for revitalizing urban areas like Newark.

The Plaintiffs alleged that the NJHMFA encouraged segregation of minority and low income persons in mainly urban areas because that is where most of the tax credit dollars are given. Fair Share Housing and the NAACP maintained that more tax credit dollars should be directed to the suburbs to encourage low income residents to move into the suburbs and, thus, increase their housing choices.

The Authority was directly impacted because the Roizman team (developer of West Kinney Gardens) was allocated credits. Neither Roizman nor St. James, the Hill Manor developer, could complete critical financing arrangements with this lawsuit hanging over them. We reached a settlement with the Plaintiffs on May 7, 2003, that essentially removed the Stella Wright Homes HOPE VI project from the lawsuit.

With that roadblock removed, the Roizman team and the HOPE VI management team have been working fervently to complete all of the necessary City, State and Federal requirements that will allow construction of the first 170 rental townhouses to begin on the

West Kinney Gardens site by September.

This good news should serve as a motivator for you as a former Stella Wright Homes resident to make sure you are working with PSS and Section 8 case managers to receive the services you need to be able to qualify to be one of the first residents in this new housing.

The housing construction and the pre-employment and training program (see front page) are set to coincide perfectly. The opportunities we promised the residents when we applied for the Stella Wright Homes HOPE VI Grant are all falling into place.

Then just as we were getting ready to prepare for construction on the former Hill Manor site, HUD challenged the use of the FHA grant to construct new housing on the site. HUD and NHA reached a settlement on that on April 22, 2003.

Following the settlement, St. James was forced to review its financing arrangements in conjunction with the terms of the settlement. St. James is expected to begin construction on 100 rental housing units on the St. James Estate by Spring 2004.

We are pleased that we have been able to get back on track with this project despite the legal challenges.

**Harold Lucas**

## DEPT. OF TRAINING & EMPLOYMENT HAS FREE TRANSPORTATION SERVICES



Thanks to funding from the state and federal government, the Essex County Division Workforce Development

has a service to meet one of the most critical needs of any job seeker or employee—transportation. The program provides free transportation on critical routes and at critical times for residents of Essex County. While it is intended to service the underemployed, unemployed, low income and welfare recipients, the service is available to the general public also.

The three routes funded are:

1. **Newark Night Owl**—operates seven days a week between the hours of 1 a.m. and 5 a.m.; this service transports people between Newark Penn Station and the surrounding towns of Newark, Orange, East Orange and Irvington.
2. **Route 10 Shuttle**—travels the Route 10 corridor west of Murray Road (the Home Depot location) and Jefferson Road. The route operates 6 a.m. to 9 a.m. and 3 p.m. to 7 p.m. and, while it

primarily travels along Route 10, the route is flexible to meet the service needs of the riders.

Riders for the two routes described above must call the Essex County Special Transportation System at 973-675-0408 to make reservations at least 24 hours in advance. First time riders complete a Participant Information Form over the phone and are given an identification number and card.

3. **Meadowlands Shuttle**—takes passengers from the Rutherford New Jersey Transit Rail Station to employers within a 2-3 mile radius—Rutherford, East Rutherford, Carlstadt, Moonachie, Secaucus, Fairview, North Arlington, Kearney, Woodbridge, Ridgefield and Lyndhurst to name a few. The route operates 6 a.m. to 9 a.m. and 3 p.m. to 7 p.m. To make reservations for the Meadowlands Shuttle, the rider must call 201-939-4242.

**A word of caution:** You must cancel a scheduled ride at least twenty-four (24) hours ahead of time, or an arranged ride one hour ahead. If you do not do this, you will be considered a "No Show" and future rides may be denied.



## FALL IS JOB TRAINING TIME AT NCC

The New Community Workforce Development Center is now enrolling students for its September classes. The Center is offering job-training courses in the following occupations:

- Automotive Technician
- Medical Biller
- Medical Assistant
- Certified Home Health Aide (English and Spanish)
- Certified Nursing Assistant
- EKG Technician
- Phlebotomy Technician
- GED / Literacy
- Building Trades
- Culinary Arts
- Cisco Networking
- Personal Computer Office Specialist

Enroll Today! Call 973-824-6484 to talk to an Admissions Counselor or stop in at: 201 Bergen Street, Newark 07103. Financial Aid is available to those who qualify. The Center also offers job placement assistance and day and evening classes.

When you register for an NCC course, please advise them that you are a former Stella Wright Homes resident. This will assist us with our documentation of your accomplishments.

### A NEW CAREER IS JUST A PHONE CALL AWAY!

Ford Motor Company is now sponsoring scholarships for qualifying applicants for Automotive Technician. Call 973-824-6484.

## DID YOU KNOW

### Did you know that since March 1999:

- Two former Stella Wright Homes residents have become homeowners.
- 236 former Stella Wright Homes residents have successfully used their Section 8 vouchers.

- 191 former Stella Wright Homes residents now live in new NHA constructed townhouses.

### Did you know that

- Former Stella Wright Homes residents will receive first priority to lease-up (if they meet



the qualifications) for the new rental and homeownership units at the **West Kinney Gardens** site (formerly Hayes Homes), the **St. James Estates** site (formerly Hill Manor) and the **Stella Wright Homes** site.

## CONGRATULATIONS:

# STELLA GRADS CAPTURE SCHOLARSHIPS

Three former Stella Wright Homes youth were among nineteen recipients who competed successfully for the Annual NHA Scholarship. Honored at an awards event in May were:

**Shauna Foster**

**Shynell McCall**

**Amir Tonsul**



Shauna Foster is the daughter of Michelle Harrison. She attended Malcolm X Shabazz High School where she participated in Future Educators of America, the Student

Government, and Sisterhood Sorority. She held elective office as president of Newark Leadership and as a member of Student Leadership and Library Club. Shauna was also captain of the Technology Team at Shabazz and a member of Project Do Something.

Currently Shauna and her family reside in an NHA townhouse in the Central Ward. She will attend Montclair State University this fall where she will major in Education.



Shynell McCall is the daughter of Mary McCall. She attended West Side High School where she was active in the Future Business Leaders of America, the Drama Club and

project Do Something. Additionally she teen participated in the Act50 Program, the NAACP and held a leadership position as the captain of the Junior Police Academy.

Shynell was one of five former Stella Wright Homes youth who participated in the HOPE VI Youth Conference held in Philadelphia (PA) earlier this year.

During their two-day trip the Stella youth got to share information about the Stella Wright Homes HOPE VI Project with others and to hear the kinds of housing and services that other cities are developing.

This fall she will be attending Virginia State University to study toward a law degree. Currently Shynell and her family reside in an NHA townhouse in the Central Ward.

Amir Tonsul is the son of Geraldine Tonsul. Amir attended St. Benedicts Prep and participated in the National Investor's Club and served as captain of the Boys



Basketball Team for three years. He has been active as a volunteer with youth at day care centers and elementary schools throughout Newark.

In 2001 Amir was appointed to the HUD National Youth Advisory Board for HOPE VI developments. Earlier this year, he joined five other youth in a conference held in Philadelphia. They participated in workshops and special projects which they presented on the final day. They also made a special presentation on design ideas for the Nat Turner Park near the West Kinney Gardens site (formerly Hayes Homes).

Amir was employed in the summer of 2001 by the Trenton architectural firm of Clarke, Caton & Hintz to survey local residents for ideas regarding the redevelopment of the Stella Wright Homes site.

In the fall Amir will attend Florida A&M University. He and his family currently reside in the Central Ward.



*Editor's note: Do you have a son, daughter or grandchild who graduated from high school, college, or vocational training this year? Call Nellie Dixon at 973-430-2224 so that we can celebrate it in the next newsletter.*

*Congratulations  
2003  
Stella Wright  
Grads*

## SECTION 8

## FORMER STELLA RESIDENTS LOVE NEW APARTMENT IN IRVINGTON

Claude and Mary Autry are in what you might call "seventh heaven" in their one-bedroom Section 8 apartment in Irvington following 25 years of residency in Stella Wright Homes.

The Autrys raised three sons at Stella, but they are delighted that a fellow church member told them about the apartment in Irvington. "We were about to move into a tower in North

Newark but our minister cautioned us against it," says Claude. "Then a fellow church member recommended us to the landlord, and we feel very blessed," he adds.

Mary says, "It's a quiet neighborhood, and the surroundings are nice." She continues, "everybody in the neighborhood is friendly and we feel totally safe." She recounts the great pleasure it was to participate in the neighborhood block party and to be part of a community of neighbors who respect each other and watch out for each other.

"It's like a big family on block party day," Claude says. "You take your grill out on the street or set it up in the driveway and go from house to house eating and meeting. As long as we lived in Stella it was hard to imagine people living like this and getting along. Now, thank God, we can go about our business in peace," he adds.

The Autrys say their landlord is someone willing to work with them when issues or questions arise. They're proud that they have a front and back yard and a deck. "We're really happy and pleased with our new home," they both agreed.



Shown above are Claude & Mary Autry with Sheila Scudder, case manager, discussing their Section 8 apartment in Irvington during a recent office visit.

## WEST KINNEY GARDENS:

## RESIDENT TRAINING & EMPLOYMENT PROGRAMS SET TO BEGIN THIS FALL

(Continued from page 1)

"We're looking for individuals with a commitment to providing quality services to all members of the West Kinney Gardens development. The training will give them the basic tools they need for the various jobs," she adds. "This will be supplemented with on-the-job training."

The four housing management and maintenance courses SHNIR will offer have a maximum class size of 18 each. Residents who successfully complete them will receive a certificate.

The pre-qualifications for participating in the SHNIR courses

include:

- 1) Must be 18 or older.
- 2) Must complete all courses in the training sequence.
- 3) Must be a lease-compliant public housing resident or a resident of



Newark.

- 4) Must be legally eligible to work.

The first step in the process will be that each individual interested in the training will complete an

"Employment and Training Questionnaire." Following that SHNIR will request documentation relative to your identification, age, proof of residency, and proof of citizenship. NHA's staff will provide the documentation relative to your lease compliance.

Jewel says one of the real advantages of hiring former Stella Wright Homes residents is that "they have a history of the good, bad and the ugly. They establish a unique ownership for their work and a real sense of pride. They are working so that they don't have a repeat of their former housing experience."

## FREQUENTLY ASKED QUESTIONS: TRAINING & EMPLOYMENT PROGRAM

### What is the Training and Employment Program?



The Training and Employment Program gives Stella Wright Homes residents priority to learn marketable skills in the areas of housing management and housing maintenance.

The first phase of it will be designed to identify potential residents to work with the management company that will be handling the new housing being constructed on the West Kinney Gardens site (formerly Hayes Homes). Phase IA of that development is 133 rental units.

The pre-employment training program presents two separate programs—one for property management and a second one for maintenance. The management courses will be presented by professionals. The training for the maintenance program will be contracted to local technical schools.

### Who can qualify to participate in the Training and Employment Program?



The program will be open first to all former residents ages 19-64 of Stella Wright Homes on March 17, 1999, (at the time of the HOPE VI application) who are now lease compliant. If enough successful applicants are not identified for the pre-employment training program from among the former Stella Wright Homes population, the pre-employment program will then be opened to (a) all lease compliant residents of the Newark Housing Authority

and (b) all eligible residents of the City of Newark.

If you're an eligible former Stella Wright Homes resident, do you automatically qualify for the pre-employment Training program?



In addition to your eligibility as a former Stella Wright Homes resident, you must also meet the following criteria in order to be considered for the pre-employment training program:

- ◇ Provide proper identification and verification of your age, residency and proof of citizenship;
- ◇ GED or high school diploma;
- ◇ Willingness to work—show up on time, appropriately dressed and participate in training everyday; and
- ◇ Pass a drug test.

### Will they hire everyone who is in the pre-employment training program?



All persons who successfully complete the four maintenance or management courses, will be eligible to apply for employment with SHNIR; however, depending on the jobs available and the number who complete the course work satisfactorily, the Management Agent cannot guarantee that everyone will be hired. *Everyone will receive certification of his/her satisfactory completion of each course that will qualify him/her for comparable jobs when the Stella Wright Homes site*

*construction begins or with any housing management firm.*

### How long will the training last?

Each of the two programs has four courses. Each course is three days and an exam will be given at the end of each course. Being successful, however, assumes you complete all four of the courses and pass all four exams.



### What kinds of things will be covered in the training?

The management training will include training in occupancy requirements, billing and rent computations; housing regulations and management principles; managing a site budget; and managing the maintenance function of the property.



The maintenance training will cover how to respond to residents professionally and courteously; general maintenance routines; inspection procedures and standards; and basic plumbing and carpentry for upkeep of the property.

### When will registration for classes begin and how will I be notified?

You will be notified by mail and you will need to respond immediately. Classes are expected to begin this fall.



For more information call Resident Liaison Doris McCray Crank at 973-430-2249.

**IMPORTANT NOTICE—WHEN SHNIR BEGINS THE LEASE-UP PROCESS FOR THE WEST KINNEY GARDENS SITE, YOU WILL RECEIVE A CERTIFIED REGISTERED LETTER ANNOUNCING IT. PLEASE DON'T IGNORE IT.**

## **\$ SOCIAL SERVICE LAUNCHES CAREER VOUCHER \$ PROGRAM**

If you are a former TANF recipient and you're in a dead end job and keep dreaming of a change but can't figure out how to make it happen, you might find financial assistance in the most unlikely place—the welfare department. If your TANF case was closed in the last twenty-four (24) months and you have been working for at least four (4) months, you may be eligible for up to \$8,000 worth of advanced career training.

According to Aleksandra Adamczyk, employment specialist, "the Career Advancement Voucher is designed to assist former welfare recipients with upgrading their current skills or acquiring new career skills so that they can increase their earning power and advance in their jobs."

Aleksandra says that the process is streamlined because its intent is to get people into the educational program.

- ♦ First, she determines if the individual is eligible for the program.
- ♦ Second, she reviews the educational and/or vocational program with the resident to ensure it is being offered at a State approved institution.
- ♦ Third, she requests copies of the course description, schedule of class, and school's federal id number.
- ♦ Once all is verified, a check is made payable to the school and the student begins classes. The grant only pays the balance due for the course work—you cannot be reimbursed for monies already paid.

The twenty-four month window is critical, Aleksandra emphasizes, because the course work must be completed within that time frame. If it cannot be completed, the individual will be asked to demonstrate that he/she will be able to pay the remainder of the tuition and fees.

The grant can cover up to \$4,000 per year for two years and pays for tuition and books. If you think you qualify, contact Monique Boatic in PSS (973-273-6681). Monique has worked successfully to get several NJHA residents enrolled in the program. You can also call Aleksandra directly at 973-395-8622. You can't afford to put this off because "time is money" in this case.

## **Quality Senior Services at Beth Israel**

The Center for Geriatric Health Care at Beth Israel Medical Center offers a variety of services designed to promote the physical and mental health and well-being of Newark's senior citizen population. Workshops in September include:

- **September 9**—Medications, Supplements & Herbal Interactions, 3:30 p.m.—5 p.m., 201 Lyons Avenue, 2nd Floor, Cafeteria Annex. Dinner optional for \$3.75.
- **September 12**—Free Cholesterol Workshop and Screening, 1-3 p.m.,

156 Lyons Avenue, Ground Floor.

- **September 22**—Grandparents Raising Grandchildren Support Group, 10-11:30 a.m., 201 Lyons Avenue, B-1 Nursing Administration. For reservations or information regarding these and other services offered, call 973-926-6771.



### **Network Service Provider Profile:**

## **WISE: EVERYTHING YOU NEED TO SUCCEED**

The Wise Women's Center of Essex County College (ECC) is a resource you can't afford to overlook.

Whether you are undecided about a career choice, need computer skills training courses, can't figure out how to land the job you want or are dreaming of owning your own business, the Wise Women's Center has both class room courses and personalized counseling—much of it free of charge—designed to help you achieve your life's goals. Patricia Palmeri, director of the Wise Women's Center, says, "We have years of experience helping women gain the skills and knowledge to create better lives for themselves and their families." She and her staff of professionals are committed to providing the same high quality services for former Stella Wright Homes residents.

Below is a sampling of the course offerings for the Fall Semester 2003, but for more information and a full listing of courses and programs, call the Center at 973-877-3395 or 973-877-1898.

### **Career Development:**

#### **Adkins Life Skills**

Provides an intensive exploration of how to decide on a career path. 8:30 a.m. – 1 p.m. Tues. & Wed., Nov. 4-19. No fee.

#### **Employment Clinic—**

Weekly workshops that explore every step of the job search process. Sept. 8 – Dec. 22 on Mondays (excluding holidays) from 10 a.m. – noon. No fee.

#### **Effective Communication**

Discusses how to communicate clearly in many different situations, including on the job. 6 – 8 p.m. Tues., Oct. 7-28. No fee.

#### **Computer Skills Training:**

The Wise Women's Center offers the entire range of computer skills training courses for nominal tuition and fees. Whether you've yet to sit at your first computer or have been using them for years, the range of courses can offer you value. Courses include Intro to Computers, Word, Excel, PowerPoint, Quicken, and Desktop Publishing.

### **Starting & or Managing Your Business:**

**So You Want To Be An Entrepreneur Workshop—**One-day workshop that details all the information and resources needed to start your own business. 6 – 9 p.m., Tues. Sept. 23. No fee.

**Entrepreneurship Training Course—**Teaches you how to develop and implement a business plan. 6-9 p.m. Tues. Oct. 21-Dec. 9. Tuition \$168.

**Senator Lipman Saturday Seminars for Minority/ Women Owned and Small Business Enterprises—**Provides timely information and networking opportunities for minority, women owned and small business owners. 8:30 a.m. to 12:30 p.m.—third Saturday of each month beginning Sept. 20. No fee.

The Wise Women's Center is located on the main Newark campus at ECC, third level, yellow area. Its hours are Monday through Friday, 9 a.m. to 5 p.m. and Tuesdays and Thursdays until 7 p.m. Call 973-877-3395 today and talk to the staff about your career goals and training needs.





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**QUICK & TASTY BREAKFAST:**

**BREAKFAST CASSEROLE DELIGHT**

Below is a tasty and quick breakfast in one dish meal for your family (and maybe a few friends) on a weekend morning that's bound to delight everyone.

**Preparation Time:** 15 -- 20 minutes  
**Servings:** 12

12 ounces mild sausage (pork or turkey)  
12 ounces hot sausage (pork or turkey)  
10 eggs, lightly beaten  
1 cup sour cream  
1 large onion, chopped  
1 green pepper, chopped  
1 zucchini, chopped (optional)

16 ounces mushrooms, sliced  
2 cups American cheese, cubed

Preheat the oven to 350 degrees.

In a large, deep baking dish, add all of the ingredients above. Stir them to mix. Bake for 30 minutes or until golden brown.



*Eggs!*